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TOWN OF CHELMSFORD
PATRICIA E. DZURIS
TOWN CLERK

Chelmsford Planning Board
Town of Chelmsford
50 Billerica Road
Chelmsford, MA 01824

NOTICE OF PUBLIC HEARING

DATE: March 23, 2022

TIME: 7:00 pm

LOCATION: McCarthy Middle School Auditorium

Pursuant to Chapter 20 of the Acts of 2021, this meeting will be conducted in person and, as a courtesy, via remote means in accordance with applicable law. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless required by law.

ZOOM LINK:

<https://us02web.zoom.us/j/88050805843?pwd=MU12bDR4d1lJbUZmdE1Bell6T1VRdz09>

MEETING ID: 880 5080 5843

PASSCODE: 104778

TO CALL INTO MEETING: 1-929-205-6099

AGENDA

PUBLIC INPUT - Public input shall be limited to statements from the public relating to any issues with the jurisdiction of the Chelmsford Planning Board that are not currently the subject of a pending public hearing before the Planning Board. Public comment on any pending public hearings shall only be heard during such public hearings.

ADMINISTRATIVE REVIEW:

1. 27 Freeman Road – request for lot release from Covenant

<https://www.chelmsfordma.gov/DocumentCenter/View/14003/Lot-14-Freeman---request-for-lot-release>

2. ANR # 671 – Barnes Terrace – Tidan Corporation – Request for Endorsement - create separate lots from the existing Lot 2

<https://www.chelmsfordma.gov/DocumentCenter/View/13954/Barnes-Terrace---ANR-Plan>

3. Barnes Terrace - Tidan Corporation - Construction of a Paper Street – create new roadway to serve as frontage and access for two new lots

NEW

https://www.chelmsfordma.gov/DocumentCenter/View/14005/Barnes-terrace---6678-Drainage-Report_012722

<https://www.chelmsfordma.gov/DocumentCenter/View/14006/Barnes-Terrace---6678-PRE-012722>

<https://www.chelmsfordma.gov/DocumentCenter/View/14007/Barnes-terrace---6678-POST-012722>

<https://www.chelmsfordma.gov/DocumentCenter/View/13955/Barnes-Terrace---Construction-of-paper-Street---project-letter>

<https://www.chelmsfordma.gov/DocumentCenter/View/13956/Barnes-Terrace---Plans>

<https://www.chelmsfordma.gov/DocumentCenter/View/13957/Barnes-Terrace---Drainage-Report>

<https://www.chelmsfordma.gov/DocumentCenter/View/13958/barnes-terrace---town-emails-on-project>

CONTINUED PUBLIC HEARING(S):

The Davis Companies on behalf of DIV Riverneck, LLC, for properties located at **191, 195, 199-201 Riverneck Road** for the demolition of the existing structures and construction of a 247,860 +/- square feet industrial warehouse building with integrated surface parking, loading facilities and on-site infrastructure improvements.

The site is in the IA and RB zoning districts and is shown as parcel Id Map 64, Block 275, Lots 4, 5, 7 and 16 and consisting of approximately 21.03 acres. The applicant requests approval under Article XXIV, Route 129 Business Amenities Overlay District (BAOD) and Article XXI, Community Enhancement

and Investment Overlay District (CEIOD) sub-sections 195-111 D, 195-115, 195-116, and associated Special Permits per Article XIV Aquifer Protection District, sub-section 195-74, Article XV Floodplain District, sub-section 195-82, Article XI Major Business Complexes, and any other permit relief, including but not limited to Articles V and IX, as may be required under the Chelmsford Zoning Bylaw to allow the proposed use/project.

This meeting will focus on the continued traffic peer review.

<https://www.chelmsfordma.gov/DocumentCenter/View/14001/Vanasse---Riverneck-Rd-Supplemental-Traffic-Review-031722>

<https://www.chelmsfordma.gov/DocumentCenter/View/14002/applicant--Riverneck-Rd-Peer-Review-Comment-Response---Traffic---3-9-22>

<https://www.chelmsfordma.gov/DocumentCenter/View/14000/Vanasse---Riverneck-Rd-Warehouse-Traffic-Review-021622>

https://www.chelmsfordma.gov/DocumentCenter/View/13726/Riverneck_Road_Application_Package

https://www.chelmsfordma.gov/DocumentCenter/View/13727/Chelmsford_D_D_Drawings_12-13-2021

https://www.chelmsfordma.gov/DocumentCenter/View/13728/Chelmsford_List_of_record_permits

https://www.chelmsfordma.gov/DocumentCenter/View/13729/Chelmsford_Narrative

https://www.chelmsfordma.gov/DocumentCenter/View/13730/Chelmsford_Special_Permit_Application_Form

https://www.chelmsfordma.gov/DocumentCenter/View/13731/Chelmsford_Waivers

https://www.chelmsfordma.gov/DocumentCenter/View/13732/Chelmsford_Cover_Letter

https://www.chelmsfordma.gov/DocumentCenter/View/13734/Stormwater_Management_Report_Full

https://www.chelmsfordma.gov/DocumentCenter/View/13735/Riverneck_Road_Traffic_Impact_Assessment_Full

NEW PUBLIC HEARING(S): NONE

NEW BUSINESS:

MEETING MINUTES TO APPROVE: February 23, March 9, 2022

NEXT MEETING DATE(S): April 13, 2022 April 27, 2022

ADJOURN

The listing of topics that the Chair reasonably anticipates will be discussed at the meeting is not intended as a guarantee of the time or topics that will have been discussed. Not all topics listed may in fact be discussed, and other topics not listed may also be brought up for discussion to the extent permitted by the Planning Board Chair.